



## Key Delivery Dates & Information

As we near the end of 2020 and look ahead to next year, we're closely tracking the pipeline with an eye on our [volume cap](#) and [affordability requirements](#).

Please note these critical delivery dates:

- **This Friday, December 11:** Target closing date and delivery date information for your pipeline is due to [Audrey Kestner](#) — and must be updated twice a week to reflect any changes through year-end.
- Please **deliver packages within two days of lender closing**.
- **December 11:** Final delivery package due for all loans closed through December 4.
- For loans closing after December 11, we will accept a reduced expedited package if needed – see the [Expedited Delivery Required Documentation](#).
- Loans with an expedited package require the remainder of the final package by the applicable mandatory delivery date.
- We will confirm which loans will be funded in 2020 and will be in constant communication with your closing teams to keep you updated on the status.

## On a Mission — with Our New “Social Impact M” Series

*First Securitization Deal of its Kind Supports Housing for Homeless Veterans and Those in Need*

Freddie Mac Multifamily just closed its first Social Impact M-Deal designated as Social Bonds — providing a new tool to bring liquidity, stability and affordability to the nation's rental housing finance market. This first deal is backed by 27 mission-focused properties for low-income residents, many of whom are disabled, seniors with disabilities or homeless veterans.



[Read More](#)

## **[New Affordability Test](#)**

A new [Affordability Test](#) is available to help you determine the percentage of a property's units that meet FHFA's [2021 mission-driven requirements](#) .

## **[Use our New Preservation Prospector Tools: Mine for Data on Affordable Housing Properties](#)**

We've created two new Preservation Prospector tools, for our Optigo® lenders, powered by the National Housing Preservation Database. We're helping our network identify and pursue financing opportunities — to preserve and improve

Section 8 and Low-Income Housing Tax Credit (LIHTC) properties across the nation.

**Using Preservation Prospector, you'll find owner information for more than 50,000 properties.** Filter by state, city, county, metropolitan statistical area or tract number, as well as by Duty to Serve categories.

Key features of the [Section 8](#) tool include:

- Summary stats to identify markets that may have a higher opportunity for transactions
- Searchable/sortable property details to find specific properties or owners to pursue and analyze market opportunity

Key features of the [LIHTC tool](#) include:

- Summary stats to locate markets that have a high opportunity for transactions
- Searchable/sortable Year 10-15 property details to identify opportunities for resyndications
- Searchable/sortable Year 15-30 property details to identify potential cash preservation opportunities
- Searchable/sortable Year 30 property details to identify properties reaching the end of their extended use periods and identify opportunities for resyndication or other preservation business

The tools leverage data from the database — a joint initiative by the Public and Affordable Housing Research Corporation and the National Low Income Housing Coalition. The database was created to give stakeholders the information they need to effectively preserve their stock of public and affordable housing.

For more information, contact [Kevin Burke](#) at Freddie Mac.

Don't forget to also check out our recently updated [Mission Map](#) – available to our Optigo network and beyond – to help users locate targeted affordable

properties across the U.S. and markets with special designations, such as Duty to Serve and opportunity zones.

